

5-4: TR-5 TRANSITIONAL RESIDENTIAL ZONE

F. LOCATION REQUIREMENTS

Except in recorded planned unit development plats, where buildings shall be located as depicted on the approved plat and plans, the minimum location requirements within the TR-5 zone shall be as follows:

1. Front Setback

All buildings and structures, other than certain public facilities, landscaping features and fences which meet the standards of zoning sections 3-20, 3-21 and 3-44, shall have a front setback of at least thirty (30) feet, unless a greater setback is required by zoning section 3-16.

2. Side and Rear Setback

All buildings and structures, other than certain public facilities, landscaping features and fences which meet the standards of zoning sections 3-20, 3-21 and 3-44, shall have a side and rear setback of at least fourteen (14) feet from any property line unless a greater setback is required by zoning section 3-16.

Exception: The minimum setback shall be the approved setback line where such line has been shown on a recorded large scale development plat which has a water system supplying hydrants with fire flow amounts meeting current Utah County standards.